153.0	0007	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	757,800 /	757,800
					USE VALUE:	757,800 /	757,800
					ASSESSED:	757,800 /	757,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		FAYETTE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COUGHLIN ALICE M/ LIFE ESTATE	
Owner 2:		
Owner 3:		
Street 1:	14 FAYETTE ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	COUGHLIN STEPHEN F/TRUSTEE -
Owner 2:	RUSSELL CONSTANCE M/TRUSTEE -
Street 1:	14 FAYETTE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Wood Shingle Exterior and 2345 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	301,800		456,000	757,800
Total Card	0.115	301,800		456,000	757,800
Total Parcel	0.115	301,800		456,000	757,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.13 | /Parcel: 323.1

Legal Description

User Acct 102052

GIS Ref

GIS Ref

Insp Date 04/26/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 153.0-0007-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	301,900	0	5,000.	456,000	757,900	757,900	Year End Roll	12/18/2019
2019	101	FV	228,300	0	5,000.	427,500	655,800	655,800	Year End Roll	1/3/2019
2018	101	FV	228,300	0	5,000.	353,400	581,700	581,700	Year End Roll	12/20/2017
2017	101	FV	228,300	0	5,000.	324,900	553,200	553,200	Year End Roll	1/3/2017
2016	101	FV	228,300	0	5,000.	296,400	524,700	524,700	Year End	1/4/2016
2015	101	FV	219,000	0	5,000.	290,700	509,700	509,700	Year End Roll	12/11/2014
2014	101	FV	219,000	0	5,000.	270,200	489,200	489,200	Year End Roll	12/16/2013
2013	101	FV	219,000	0	5,000.	257,100	476,100	476,100		12/13/2012

!12046!

PRINT

Date	Time
12/11/20	02:09:55

LAST REV

Date	Time
04/30/18	08:50:18

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12046

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COUGHLIN STEPHE	54684-414		5/14/2010	Family	1	No	No		
COUGHLIN FRANCI	45255-335		5/26/2005	Family	1	No	No		
	11140-196		3/15/1966			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/29/2006	543	Re-Roof	5,650					

ACTIVITY INFORMATION

Date	Result	By	Name
4/26/2018	Meas/Inspect	BS	Barbara S
3/11/2009	Inspected	189	PATRIOT
1/12/2009	Meas. Denied	372	PATRIOT
11/23/1999	Meas/Inspect	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	102052
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	26 - Wood	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.14481616
Const Adj.:	0.97029907
Adj $ / SQ:	149.960
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	437452
Depreciation:	135610
Depreciated Total:	301842

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 1			HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

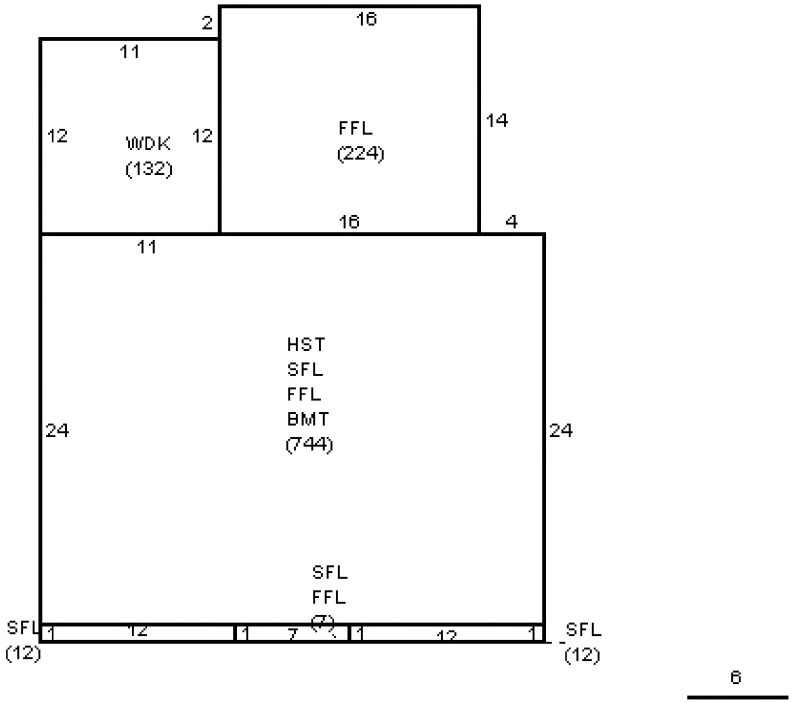
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	149.96
Special Features:	0	Val/Su Net:	100.67
Final Total:	301800	Val/Su SzAd	142.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	975	149.960	146,211
SFL	Second Floor	775	149.960	116,219
BMT	Basement	744	53.760	39,998
HST	Half Story	372	149.960	55,785
WDK	Deck	132	13.170	1,739

Net Sketched Area:	2,998			Total:	359,952
Size Ad	2122	Gross Are	3370	FinArea	2345

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0007-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	